RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave South
Nashville, TN 37212

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (KM) Title No: 45107

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/03/03 08:38 2pgs
Fees:13.00 Taxes:410.70
20031103-0160482

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Rose Marks Peachy Ryan D. Kerrney 213 Westfield Drive Nashville, Tennessee 37221	U.S. Bank 4801 Frederica St. Owensboro, KY 42301

TAX MAP-PARCEL NUMBERS: 128-13-A-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$111,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shane D. Hamill and spouse, Sara C.N. Hamill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Rose Marks Peachy and spouse, Ryan D. Kerrney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of Westfield Condominium (formerly The Hamlet) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590 revised in Book 6250, Page 748 as amended in Book 6831, Page 982 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Shane D. Hammill and spouse, Sara C. N. Hamill by deed from Larry W. Deason, Jr., and spouse, Laura C. Vafides Deason of record in Book 11322, Page 257, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 590 revised in Book 6250, Page 748 as further shown and sescribed in a document of record in Book 6831, Page 982, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.

The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801 page 962, Book 6831, Page 982, Book 7271, Page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.Grant of easement for sewer line dated April 26, 1985, between Bellevue Associates and Harpeth Valley Utilities District of record in Book 6551, page 981.Subject to certain easements, covenants and restrictions as contained in the deed between Bellevue Associates, a Tennessee general partnership and George Gianikas, Trustee of record in Book 6551, Page 988, said Register's Office.Subject to agreement of dedication of public utilities easement of record in Book 7803, Page 694, said Register's Office.Lack of direct access to Interstate 40, a controlled access highway along the northwesterly boundary of subject property.Grant of Easement for Sewer Line of record in Book 4857, Page 918, said Register's Office.

This is improved property, known as: 213 Westfield Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 2003 .

Shane D. Hamill

Sara C.N. Hamill

State of TENNESSEE
County of WILLIAMSON

On this 27th day of October, 2003 , before me the undersigned authority, personally appeared **Shane D. Hamill Sara C.N. Hamill** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $111,000.00

Affiant

Sworn and subscribed before me this 27th day of October, 2003

Notary Public

My Commission Expires: _____

ROBYN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004